

LOT 3 BLOCK A PERRY PLACE S/D.
771-1124, 971-1936, 993-2628, CT

LAPLANT PHILLIP/LAPLANT KITTY W
183 SE SHARON LN
LAKE CITY, FL 32025

2026

15-4S-17-08355-103
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
03	GABLE/HIP 100		
14	PREFIN MT 100		
05	DRYWALL 100		
13	LAM/VNLPLK 50		
14	CARPET 50		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	4	100
	Bathrooms	3	100
1.	Stories	1.	100
01	CONV 100		
	Units	0	100
03	03 100		
01	01 100		
05	05		
0200	MOBILE HOME		
	MAP NUM		06
	NEIGHBORHOOD/LOC	15417.030	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890 139,754
TOTALS	1,890		1,890 139,754

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,890	118.5000	113.76	215,006	1998	2010	0	0	35.00	65.00
1 MANUF 1		100% - 2021		Heated Area: 1890		HX Base Yr 2021					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>70</p> <p>27</p> <p>BAS</p> <p>70</p> </div>											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/21/2023		MLU			

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		139,754
TOTAL MARKET OB/XF VALUE		4,800
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		167,054
SOH/AGL Deduction		51,289
ASSESSED VALUE		115,765
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,354
TOTAL JUST VALUE		167,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15770	M H	125	07/12/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/0073	8/12/2020	WD Q	Q	I	01	119,000
GRANTOR: RUSSELL C & CYNTHIA M						
GRANTEE: PHILLIP & KITTY W L						
1242/0341	9/24/2012	WD U	U	I	12	16,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: RUSSELL C & CYNTHIA						

EXTRA FEATURES		183 SE SHARON LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0169	FENCE/WOOD	0.00
3	9946	Well	4,000.00

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	50	1998	1998	3	50	600	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9946	Well	0	100	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
TOTAL OB/XF 4,800																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W70 S27 E70 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,800																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		RMH-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							